



10 Golden Sands Caravans,
Guildford Road, Hayle, Cornwall,
TR27 4RB



Marshall's

ESTATE AGENTS







10 GOLDEN SANDS CARAVANS, GUILDFORD ROAD, HAYLE, CORNWALL, TR27 4RB

£70,000 FREEHOLD

*** TWO BEDROOMS * LIVING ROOM * KITCHEN ***

*** SHOWER ROOM * DOUBLE GLAZING * GAS CENTRAL HEATING ***

*** EPC = EXEMPT * COUNCIL TAX BAND = A * CLOSE TO LOCAL AMENITIES ***

*** ALLOCATED PARKING * VIEWING HIGHLY RECOMMENDED ***

Situated on the popular Golden Sands Caravan site is this two bedroom park home. The accommodation comprises two bedrooms, living room, kitchen and shower room. Externally there is a patio area to one side and the rear, to the other side there is a decked area. The park is restricted to residents aged 55 and over. The property is gas centrally heater and double glazed, we would highly recommend an early appointment to view.

DOOR TO:

ENTRANCE HALL: Built in storage cupboard, radiator.

KITCHEN: 12' 9" x 11' 9" narrowing to 8' 6" x 6' 0" (3.89m x 3.58m - 2.59m x 1.83m) Range of base and wall mounted units, circular stainless steel sink with mixer tap and drainer, electric oven and gas hob, double glazed double doors to the side, cupboard housing gas central heating boiler, double glazed window side, radiator.

LIVING ROOM: 12' 11" x 11' 9" (3.94m x 3.58m) Double glazed windows to the front and side, double glazed door to the side, radiator.

BEDROOM ONE: 9' 9" x 7' 8" (2.97m x 2.34m) Radiator, built in wardrobe, double glazed window to the side.

BEDROOM TWO: 9' 0" x 7' 5" maximum (2.74m x 2.26m) Radiator, double glazed window to the side.

WET ROOM: 6' 1" x 5' 5" (1.85m x 1.65m) Wall mounted shower, low level w.c., wall mounted wash hand basin, radiator, fan heater, extractor fan.

OUTSIDE: To the sides of the property there are paved patios and decking to one side, path to the rear and low fence and wall boundaries.

DIRECTIONAL NOTE: Via What3Words: ///churn.festivity.stirs

SERVICES: Mains water, electricity, gas and drainage.

TENURE: The property is located on the Golden Sands Caravan Park, where there is a monthly ground rent of £230.66. This is reviewed annually in April and adjusted in line with RPI. The park is for residents aged 55 and over.

AGENTS NOTE: We understand from Openreach website that Ultrafast Full Fibre Broadband (FTTP) is available to the property. We tested the mobile phone signal for EE which was good. When the property is sold, 10% of the selling price goes to the site owner.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask

for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
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